



General Assembly

January Session, 2005

***Raised Bill No. 5892***

LCO No. 2744

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Referred to Committee on Planning and Development

Introduced by:  
(PD)

***AN ACT CONCERNING COMMUNITY PRESERVATION.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

- 1       Section 1. (NEW) (*Effective from passage*) (a) There is established a  
2       Geographic Information Systems Council consisting of the following  
3       members or their designees: (1) The Secretary of the Office of Policy  
4       and Management; (2) the Commissioners of Environmental Protection,  
5       Economic and Community Development, Transportation, Public  
6       Safety and Public Health; (3) the Chief Information Officer of the  
7       Department of Information Technology; (4) one member appointed by  
8       the president pro tempore of the Senate representing a municipality  
9       with a population of more than sixty thousand; (5) one member  
10      appointed by the minority leader of the Senate representing a regional  
11      planning agency; (6) two members appointed by the Governor, one  
12      representing a municipality with a population of less than sixty  
13      thousand but more than thirty thousand and one who is a user of  
14      geographic information systems; (7) one member appointed by the  
15      speaker of the House of Representatives representing a municipality  
16      with a population of less than thirty thousand; and (8) one member  
17      appointed by the minority leader of the House of Representatives who

18 is a user of geographic information systems. Within available  
19 appropriations, the Secretary of the Office of Policy and Management,  
20 or a designee, shall serve as chairperson of the council and shall  
21 administer the affairs of the council. The Governor shall fill any  
22 vacancy by appointment for the unexpired portion of the term vacated.  
23 Members shall receive no compensation for their services on said  
24 council, but shall be reimbursed for necessary expenses incurred in the  
25 performance of their duties. Said council shall hold one meeting each  
26 month and such additional meetings as may be prescribed by council  
27 rules. In addition, special meetings may be called by the chairperson or  
28 by any three members upon delivery of forty-eight hours written  
29 notice to each member.

30 (b) The council, within available appropriations, shall coordinate a  
31 uniform geographic information system capacity for the state and  
32 municipalities which shall include provisions for application, policy  
33 and standards for government information system implementation. In  
34 establishing such capacity, the council shall consult with state agencies,  
35 municipalities and other users of geographic information system  
36 technology.

37 (c) The council shall administer a program of technical assistance to  
38 regional planning agencies and municipalities to develop geographic  
39 information systems.

40 (d) On or before January 1, 2006, and annually thereafter, the  
41 council shall submit a report on activities under this section to the joint  
42 standing committee of the General Assembly having cognizance of  
43 matters relating to planning and development.

44 Sec. 2. (NEW) (*Effective July 1, 2005*) (a) As used in this section,  
45 "build out analysis" means an analysis showing the maximum extent of  
46 development permitted in a municipality under the subdivision  
47 regulations and zoning regulations at the time of such analysis.

48 (b) The Secretary of the Office of Policy and Management, within

49 available appropriations, shall coordinate a build out analysis to (1)  
50 identify areas where it is feasible and prudent to have compact, transit  
51 accessible, pedestrian-oriented mixed use development patterns and  
52 land reuse and to promote such patterns and reuse, (2) develop  
53 strategies for land use and to manage growth, and (3) determine the  
54 need for open space. Such program shall include the development of  
55 informational materials that describe initial mapping and source  
56 material requirements, geographic information system methodology  
57 and local review procedures.

58 Sec. 3. Subsection (b) of section 12-62a of the general statutes is  
59 repealed and the following is substituted in lieu thereof (*Effective*  
60 *October 1, 2005, and applicable to assessment years commencing on or after*  
61 *October 1, 2005*):

62 (b) Each such municipality shall assess all property for purposes of  
63 the local property tax at a uniform rate of seventy per cent of present  
64 true and actual value, as determined under section 12-63. For  
65 assessment years commencing on and after October 1, 2006, any  
66 municipality with a population of more than one hundred thousand,  
67 by ordinance adopted by its legislative body, may (1) classify real  
68 estate as (A) land or land exclusive of buildings, or (B) buildings on  
69 land, and (2) establish a different rate of property tax for each class,  
70 provided the higher rate shall apply to land or land exclusive of  
71 buildings. As used in this subsection, the term "real estate" does not  
72 include farm land, forest land and open space land as such terms are  
73 defined in section 12-107b.

74 Sec. 4. (NEW) (*Effective from passage*) The Secretary of the Office of  
75 Policy and Management, within available appropriations, shall  
76 conduct a tax incidence study. The study shall include an analysis of  
77 federal, state and local tax burdens of state taxpayers with different  
78 income levels in each municipality and assess how changes in local  
79 and state taxes would effect income levels. The study shall be  
80 submitted to the General Assembly on or before July 1, 2006, and every

81 two years thereafter.

82 Sec. 5. (*Effective from passage*) On or before January 15, 2006, the  
 83 Secretary of the Office of Policy and Management, in consultation with  
 84 the Commissioner of Environmental Protection and the Council on Soil  
 85 and Water Conservation District, regional planning agencies, the  
 86 Agricultural Extension Services of The University of Connecticut, the  
 87 Connecticut Chapter of the American Planning Association and the  
 88 Rural Development Council, shall prepare a report on land use  
 89 training and education available to members of local land uses  
 90 agencies. Such report shall include a survey of existing programs and  
 91 their utilization and recommendations, if any, for enhancements and  
 92 additions to such programs.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section
Sec. 2	<i>July 1, 2005</i>	New section
Sec. 3	<i>October 1, 2005, and applicable to assessment years commencing on or after October 1, 2005</i>	12-62a(b)
Sec. 4	<i>from passage</i>	New section
Sec. 5	<i>from passage</i>	New section

**Statement of Purpose:**

To promote community preservation by (1) establishing a Geographic Information Systems Council to coordinate a uniform geographic information system capacity for the state and municipalities, (2) providing for technical assistance to municipalities for build out analysis, (3) authorizing split rate taxation in municipalities with a population of more than one hundred thousand, (4) requiring a tax incidence study biennially, and (5) establishing training for local land use officials.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*